

Ms Rebecca Pike  
Lipton Plant Architects  
81-83 Essex Road  
Islington  
London  
N1 2SF

Application Ref: **2010/0074/L**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

16 March 2010

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Granted**

Address:  
**13 Provost Road  
London  
NW3 4ST**

#### **Proposal:**

Internal and external alterations including the replacement and enlargement of windows at front, side and rear elevations, creation of new entrance to rear and replacement of dormer windows; plus relocation and replacement of rain water goods and erection of new bike store at rear of single dwelling house (Class C3).

Drawing Nos: Site Location Plan; 184.(1)0.001; 002; 003; 004; (1)1.001 rev A; 1.002 rev B; 2.001 rev B; 3.001; 4.001 and email from Lipton Plant Architects dated 16 March 2010.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
  - a) new fire surround and inserts to chimney breast at a scale of 1:10
  - b) elevation and section of new door to study at a scale 1:10 with typical moulding details and architrave details at a scale of 1:1.
  - c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.
  - d) Elevation and section drawings of retained downstand beams and wall nibs at a scale of 1:10.
  - e) Details of the new slim glaze window on the flank elevation at lower ground level

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Notwithstanding the drawings hereby approved, the rooflight shall be a conservation or heritage rooflight only.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Notwithstanding the drawings hereby approved, the new and replacement French doors at lower ground floor level on the rear elevation shall be timber framed and shall include glazing bar details as stated in an email from Lipton Plant Architects dated 16 March 2010. Detailed drawings at a scale of 1:10, in respect of the French doors, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 2 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (listed buildings). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

- 3 You are advised that notwithstanding the information hereby granted Listed Building Consent and shown on submitted drawings, the proposed external alterations (relocation of the soil pipes, windows, doors and dormer windows) are not material alterations requiring planning permission and are deemed permitted development by Part 1, Class A of the Town and Country Planning (General Development Order) 1995 and, therefore the Planning Application ref.2010/0070/P shall be withdrawn.
- 4 You are advised that you can apply for a Certificate of Lawful Development Certificate for a formal decision that the external alterations proposed would not require planning permission. Please refer to the Councils' web site for more information at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).
- 5 The applicant is advised that if the cycle storage is to be located at the front of the property full planning permission would be required.

**Disclaimer**

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